



Sunlight Waters CC Board Meeting Minutes (May 12, 2019)

Call to order

The May 2019 meeting of the Board of Sunlight Waters CC was called to order at 10:06 am.

Jim Moehring, Chairman, began by thanking community members for attending. (The Board recently reconfigured the meeting room to support open meetings, with attendance by 10-20 community members. Guests sign in but the names of guests are not entered in the minutes.)

Roll call

Jeannine Takaki (Secretary), April Streiff (Trustee), Bonnie Williams (Trustee), Jim Moehring (President), Terry Clinton (Treasurer), James Ihrke (Vice President), Chris Felstad (Trustee), Kym Codomo (Trustee)

Approval of minutes

Motion to approve the minutes of the previous meeting was made, seconded, and approved unanimously.

Treasurer's report

Terry Clinton (Treasurer) provided the balance at end of April for all accounts: \$235,912.97.

Last month there were deposits of \$34,946.68. These deposits include dues paid by some 9-10 lot owners. However, some lot owners are on payment plans.

Before the annual meeting, Terry will provide a list of people who are fully paid. (Only fully paid members may vote in the annual meeting.)

Collections: After the annual meeting, another set of people will be subject to collections. Last year, the Facilities Manager instituted collections only for members with sizable defaults. This year the collection process will apply to lot owners who are one year in arrears. Therefore, in future, the pace of collections will be much slower. On the bright side, never again will the Club be thousands of dollars in arrears. Using a collections process was effective because it affects credit rating.

Kym moved that we approve the Treasurer's report; seconded and approved unanimously.

Guest speaker

Letha and Jerry Ihrke were asked to address the board about the swimming pool, to describe pool conditions, and present their recommendations for pool maintenance and improvement.

- **Paint (pool surface):** There is concern about the bubbling on the pool surface caused by subsurface water pressure. For years we would scrape and paint. However, we received conflicting information over what was needed. The current coating is a sprayed bedliner with paint over. It solved previous problems with leaking. Last year the pool company made repairs under the final year of warranty. However, aside from the expired warranty, the Community should be aware that further patching is not possible; the pool must be resurfaced. However, the paint bubbles are more of an irritation, and pool can be used this year.
- **Winter maintenance:** For winter, we might try aerating the pool to prevent freezing, rather than draining it. Keeping the water in the pool over winter would solve the bubbling problem since it would provide outward pressure. Experience with the aerator in the small lake is that it prevented freezing within a 20 ft circle.
- **Maintenance staff:** Letha Ihrke has been maintaining the pool since 2003, both on a paid and unpaid basis. At one time she handed some duties over to paid handymen, but shortcuts in process degraded pool and water quality. Opening the pool takes 2 hours to do it right; if not done right, the water gets cloudy.

Volunteers: it is nice to have people who love the pool, but it must be preserved in good condition. Over the years with volunteers we had various issues. Also there is no L&I coverage with volunteers. Therefore Jerry Ihrke recommends finding a person interested in seasonal work. Last year the Facilities Manager tried to find a caretaker but was unsuccessful. If the work is too time consuming, another option is to have 2 people alternating 4 days/3 days.

- **Pump and valves:** One year we had a rock in the hydrostatic valve and divers had to be called into examine the main drain. The pump system is the original from Yakima Water Mill.
- **Showers:** The Chair explained that it would be expensive to replace the showers at this time due to ADA requirements. For now we will have a rinse-off station for pool users. The floor surface in the old shower area is uneven. Can this be fixed to avoid safety and liability issues? We need to preserve the doors that pass through from the pool area to the bathroom, to avoid people using the sliding door in the clubhouse. Some board members went to examine the area and floor, and reported that the bathrooms should be accessible once the floor is cleaned up.
- **Opening the pool:** Jerry Ihrke described the work required to prepare the pool for opening: drain it, pressure wash the lining; hook up the pump and its plumbing; retrieve pool furniture from the Baker Bldg. Then, a full day to fill the pool, and another 3-4 days to adjust the temperature and chemicals.

After Jerry and Letha's presentation, the Board and community members asked some questions:

Q: Is the pool handicap accessible, and do we have community members with handicaps using it?

A: Yes. Both children and adults in wheelchairs have been using it. Only the bathrooms are a problem right now.

Q: If we find a seasonal worker, do we have a place for them to hookup? And a septic system?

A: Jerry has a copy of the original permit and would look for it.

Q: Community member volunteered the use of his power washer for the pool deck.

Q: What are typical pool hours?

A: 10 AM to dusk. We open on Memorial Day if the weather allows, and stay open till Labor Day. Generally pool usage trails off at the end of the season. If it is hot and people are in the pool at dusk, sometimes I will come back a little later to allow them more time.

Q: Are food and alcohol allowed in the pool area? Should we prohibit alcohol consumption near pool?

A: No food is allowed in the pool area. Food must be consumed in the fenced off area near the clubhouse. Many adults have had canned beer while watching their children in the pool and there has never been a problem with it.

Q: How do people know the rules? For example, there have been problems with people bringing dogs into the pool area and clubhouse, but this is forbidden. Also, according to the by-laws, guests must be accompanied by a member.

A: The current sign stating Pool Rules should be replaced. Facilities Manager will look into it.

The pool presentation concluded at 10:40 AM.

Unfinished business

Garbage cans

The Board eliminated waste pickup at the Baker Bldg. because of problems with cans tipping over, unauthorized dumping, etc. Notices have already gone out, but there are still several cans over there, probably because Waste Management is slow to pick up.

The Facilities Manager will send out letters to remind people to get their cans, else people will dump garbage in them.

James Ihrke volunteered to pick up remaining cans and take them to the Waste Management office.

Pool opening

Pam will hire a person or people to care for the pool. The Board authorized a paid position of \$12-14 hourly DOE. The position will be announced on the SWCC Facebook page.

We cannot hire an independent contractor unless they are licensed.

Large lake dock

A Board member got estimates from a lumber company on the cost to build a new community dock using Trex. Including the surplus Trex donated by a community member, cost of materials would be about \$3500.

Discussion on where to place the new dock. Current dock area is too shallow. Community would like sand in the shallow end, as a wading area, and the dock preferably at the deep end. It is more costly and difficult to put pilings in deep water. However, if you don't put it in deep water the water gets stagnant.

The lake is about 4 ft generally; the deepest point is 6-7 ft. deeps (near Dave's house).

Current dock has been patched (thanks to Bob) and looks bad but is usable this year. No part of the current dock is salvageable; it is junk.

Location of public areas: The main area is the grassy area in the middle. The end of the lake is set up for fishing. There are two parking places that can be used by lake visitors, just after the canal bridge, on the right near the sand pile. Widening the road would help greatly with access, parking, and winter use. Question of priority: the algae, the dock, or both?

A motion was made to demolish the current dock, because it is in poor condition. Kym voted against the motion because she feels a dock is needed. The motion was amended to delay construction of the new dock to next year. The amended motion was seconded and approved.

We will eliminate the dock on the lower lake because it is unsafe. A signup sheet will be provided at the annual meeting for the dock demolition work, including hauling away the old wood.

Large lake algae

The Chair explained the algae problem at the lakes and what was being done to address it.

- **Chemicals:** There is a chemical, safe for fish, that clears out algae in about 10 weeks. The solution, called MuckAway, is available from ThePondGuy.com. You add it near the vegetation (which contributes to algae and muck) and the solution moves with the current. Doing this should also improve the flow of water through the pipe.
- **Aerators:** Additionally, we need aerators. The current plan is to install aerators in the upper lake this weekend after the weed cleanup is done. We bought a fountain good for 6ft of depth of aeration. It is not advisable to aerate the deepest part of the pond because it will kill fish (the aerator destratifies the water).
- **Manual cleanup:** The cleanup is in progress, using a backhoe, rakes, etc. to remove algae from the lake. Hopefully the work will be done tomorrow (May 28). After algae is gone, we will talk to the experts at ThePoolGuy.com about chemical remediation.
- **Fish and weeds:** We also need to control vegetation and fish population, to achieve an appropriate balance. To control weeds, you can put a weed mat down over crushed rock

and then lay sand over the mat. Without the mat and crushed rock, sand disappears into the mud. Fish will not be stocked this year, and in future, we will probably stock fewer fish. We encourage people to go fishing and take carp out of the lake.

- **Prevention:** Another problem is too much nutrients (fertilizer) which contributes to the algae bloom.

Shower room

The temporary shower work for this year almost done. A shower will be placed on the outside wall where the showers were before. Floor is fine; a little rough but it is solid concrete.

New business

Aggressive dogs

A Board member was attacked by an uncontrolled dog on Morrison Canyon Lane and had to use the flashing light on a taser to ward it off. The Sheriff was called and said that the attacked woman was within her rights to use a taser.

The dog was in a fenced yard, but the gates were not working. Other Board members encountered the same dogs, running loose in the road.

The Board discussed options for avoiding a tragedy:

Some communities ban certain dog breeds. Such bans typically include German Shepherds, Dobermans, Rottweilers, mastiffs, Great Danes, Chow-chow, Akita, Siberian husky, and wolf hybrids. Board members were divided on a breed ban. The Vice-President explained that adding any restriction would require modification of the by-laws.

Our by-laws prohibit commercial dog breeding. Existing rules also require that all dogs be under verbal or physical control.

If someone makes a complaint about a dog running loose, the Facilities Manager issues a warning letter stating that the dog needs to be on a leash. On a second violation, the owner is fined \$250.

The Chairman asked that a copy of the Sheriff's report and case # be included with the violation letter.

We ask that community members register their pets. Our governing documents do not expressly include dog registration, but we started it to allow identification of community dogs. The SWCC dog registration is free and has *nothing* to do with County or City registration; it just makes it easier to know which dogs are "ours".

Weed control

The Chair asked everyone to get weeds under control NOW while grass is still green. After it is dry it will be too hazardous to mow. A guest complained about neighbor dumping grass clippings in public area and asked if this constitutes a fire hazard.

Executive session

Executive session entered at 11:43.

Exec session terminate at 12:08.

Open floor

No floor for lack of time.

Meeting adjourned

At 12:09, a motion was made to adjourn; seconded and approved unanimously.

Revision History

05/12/2019	Src document created
05/27/2019	Editing; applied template and added Revision History table.
05/27/2019	First draft sent to Board members for review
05/28/2019	Made corrections provided by Board via email
06/02/2019	Additional corrections via email; grammatical edits. Added one new Board member to review list. Updated document styles.
6/8/2019	Minutes approved at regular Board meeting
6/19/2019	Converted to PDF and sent to Webmaster
7/1/2019	Corrected errors caught by Webmaster; re-exported PDF